

SECTION 159. Maintaining and/or housing or sheltering in a private stable not more than one (1) cow; provided, such private stable is located two-hundred (200) feet or more from any dwelling or building. If the lot is not zoned for such use, the maximum number of (1) animal permitted in a private stable on one lot and, and the maintenance, housing or sheltering of such animals shall be subject to the provisions of the maximum number of (1) animal permitted in a private stable on one lot as specified in Section 158.

SECTION 159. Any use comparable in character to one of the uses permitted in a Residence A District, but not specifically mentioned under Titles B and C of this Article when permitted by the Board of Appeals as specified in Section 44.

TITLE E—PERMITTED PRINCIPAL USES IN A RESIDENCE DISTRICT.

SECTION 160. Any Principal Use permitted in a Residence A District subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance for such uses when located in a Residence A District.

SECTION 160. SINGLE FAMILY, DETACHED DWELLINGS for one family only comprising the principal occupancy located on a lot not less than five-thousand (5,000) square feet in area.

SECTION 160. NURSERIES AND GREENHOUSES.

SECTION 160. PRIVATE CLUBS, FRATERNITIES, LODGES and similar organizations, fraternal societies and others by specific invitation only, but, excepting those, the chief activity of which is a service customarily carried on as a business, or those in which beer, wine or intoxicant beverages are served.

SECTION 160. A Community Building, a Civic Club, or similar public or semi-public organization when not operated primarily as a business, or those in which beer, wine or intoxicant beverages are served.

SECTION 160. A PUBLIC PARK publicly owned if such use does not impair the natural appearance of the landscape or if it is reasonably apparent that such use will not produce or cause noise or other annoyance to surrounding properties, and provided, that no commercial enterprises will be allowed and that there will be no use of the amusement park novelties, devices, mechanisms or structures of a similar nature.

TITLE F—PERMITTED ACCESSORY USES IN A RESIDENCE DISTRICT.

SECTION 161. Any use permitted in a Residence A District subordinate to a permitted principal use (fully subordinate to a permitted principal use) permitted in a Residence A District, subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance for such uses when located in a Residence A District.

SECTION 161. A storage garage of the type for the uses specified in Section 158 and relative to storage garages in such districts, except that in Residence B Districts such garages may occupy an area of not more than twelve (12) per cent of the area of the lot and may house not more than one (1) commercial vehicle, but not exceeding one (1) ton and one (1) ton capacity.

SECTION 161. A sign or signs of the type mentioned in Section 158 relative to signs and their location thereon, except, any one sign may not exceed eight (8) square feet in area and there may not be more than twelve (12) square feet in all displayed on any lot.

SECTION 161. Any other use normally incidental to one of the principal uses permitted in a Residence B District provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE G—USE IN RESIDENCE B DISTRICTS REQUIRING THE APPROVAL OF THE BOARD OF APPEALS.

SECTION 162. A TWO-FAMILY DETACHED DWELLING (ING) may be permitted in a Residence B District comprising the principal occupancy of a free standing building located on a lot not less than six-thousand five-hundred and twelve (6,512) square feet, unless such lot is the record prior to the date this Ordinance becomes effective.

SECTION 162. Any use specified in Section 160 when it is intended that the land and/or any buildings thereon shall be let out temporarily for use as a residence, or shall be let out for use for similar or comparable uses or any other use whatever.

SECTION 162. Any use specified in Section 160 if it is intended to serve the guests with beer, wine, and/or intoxicating liquors only, after a public hearing as specified in Section 46 and Section 46b, and if in conformity with all applicable laws and ordinances relative to beer, wine and liquor.

SECTION 162. Any use comparable in character to one of the uses permitted in a Residence B District but not specifically mentioned under Titles A and B of this Article when permitted by the Board of Appeals as specified in Section 44.

ARTICLE VII—SUBURBAN DISTRICTS.

TITLE A—USE OF PROPERTY IN SUBURBAN DISTRICTS.

SECTION 163. GENERAL REGULATIONS—PURPOSE OF SUBURBAN DISTRICTS. In a Suburban District no building shall be occupied or no building or structure shall be used except for one of the principal uses permitted in that District, and then only in conformity with such special provisions, exceptions and modifications relating to such uses as may be contained in this Ordinance.

SECTION 164. In a Suburban District there shall be permitted only those uses specified under Title B of this Article. The uses enumerated under Title B of this Article are accessory uses generally permitted except as specifically stated thereunder. The uses enumerated under Title C of this Article are accessory uses generally permitted except as specifically stated thereunder. The uses enumerated under Title D of this Article are not permitted except as specifically stated thereunder. The uses enumerated under Title E of this Article are accessory uses generally permitted except as specifically stated thereunder. The uses enumerated under Title F of this Article are accessory uses generally permitted except as specifically stated thereunder. The uses enumerated under Title G of this Article are accessory uses generally permitted except as specifically stated thereunder.

SECTION 165. Any use permitted in a Suburban District when expressed as a use permitted in any other District under this Ordinance subject to any conditions provided therein with such exceptions and modifications as may be provided in this Article (Article VII).

TITLE B—PERMITTED PRINCIPAL USES IN SUBURBAN DISTRICTS.

SECTION 166. ANY PRINCIPAL USE PERMITTED IN A RESIDENCE DISTRICT SUBJECT TO ALL THE REQUIREMENTS, CONDITIONS, REGULATIONS AND SPECIFICATIONS TOGETHER WITH ANY EXCEPTIONS OR MODIFICATIONS THEREOF AS CONTAINED IN THIS ORDINANCE FOR SUCH USES WHEN LOCATED IN A RESIDENCE DISTRICT.

SECTION 166. GARDENING, FRUIT GROWING or the production of any ORDINARY FARM CROPS.

SECTION 166. GREENHOUSES AND NURSERIES.

SECTION 170. The keeping of horses and/or cows, but the total number of either or both such animals shall not exceed nine (9) in number (excluding sucklings) provided that any stable, or other building, in which such animals are housed is located not less than five-hundred (500) feet from any lot.

SECTION 170. A STORAGE GARAGE as specified and provided for in Section 158.

SECTION 170. A SIGN or signs as specified and provided for in Section 158.

SECTION 170. Any other use normally incidental to one of the principal uses permitted in a Residence A District or a Suburban District provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE D—USES IN SUBURBAN DISTRICTS REQUIRING THE APPROVAL OF THE BOARD OF APPEALS.

SECTION 171. The keeping of horses and/or cows, when the total number of either or both such animals exceeds nine (9) in number (excluding sucklings).

SECTION 171. A STANDARD GOLF COURSE.

SECTION 171. A PICNIC GROVE AND/OR A TOURIST PARK or CAMP GROUND if running water and adequate sewage disposal facilities are provided; and provided, such use does not impair the natural appearance of the landscape, or produce noise or annoyance to surrounding properties; and, if the usual amusement park novelties, devices or structures are not located on the same lot.

SECTION 171. A PUBLIC UTILITY TRANSFORMER STATIONS or SUBSTATIONS as provided in Section 159c under the conditions specified therein.

SECTION 171. Any use comparable in character to one of the uses permitted in a Residence A District or a Suburban District, but not specifically mentioned under Titles B and C of this Article when permitted by the Board of Appeals, as specified in Section 44.

ARTICLE VIII—BUILDING HEIGHT, PROPORTION OF LOT AREA COVERAGE AND OPEN SPACE REQUIREMENTS AND B DISTRICTS.

TITLE A—HEIGHTS OF BUILDINGS.

SECTION 172. In a Residence A District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence B District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence C District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence D District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence E District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence F District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence G District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence H District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence I District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence J District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence K District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence L District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence M District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence N District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence O District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence P District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 172. In a Residence Q District no building shall exceed a height of twenty-eight (28) feet or two (2) stories above the ground level in which the lot is located (40) feet in width or more and/or with an area of five-thousand (5,000) square feet or more no building shall exceed a height of thirty-five (35) feet or two and one-half (2 1/2) stories above the ground level in which the lot is located.

SECTION 176. In any Residence District the total area on any lot, recorded after the date this Ordinance becomes effective, devoted to all buildings together with other structures rising above the ground shall not exceed the percentage of the total lot area indicated in the following table (Table 3):

Table 3. Maximum Percentage of Lot Area Allowed on Any Lot, Recorded After the Date When this Ordinance Becomes Effective, Devoted to All Buildings Together With Other Structures Rising Above the Ground in All Residence Districts.

Kind of Lot	Maximum Percentage Allowed	
	On Any Lot in a Residence A District.	On Any Lot in a Residence B District.
On Interior Lots at the Ground Story Level	30	40
On Interior Lots Above the Ground Story Level	25	25
On Corner Lots at the Ground Story Level	35	45
On Corner Lots Above the Ground Story Level	25	30

SECTION 177. The Provisions of Section 175 and Section 176 do not apply to openings or shafts required by Ordinance No. C-17, known as the Building Code, for ventilating bathrooms, toilets, kitchens, hallways or stairways, and such openings shall not be counted as open spaces in computing the percentage of maximum lot occupancy.

TITLE C—FRONT YARD REQUIREMENTS AND REGULATIONS IN RESIDENCE DISTRICTS.

SECTION 178. GENERAL. In any Residence District there shall be a front yard on every lot, the minimum depth of which shall be, except as otherwise provided in this Section, in a Residence A District (20) feet or twenty-five per centum (25%) of the depth of the lot (whichever is less restrictive) but not less than twenty-five (25) feet in any case; and, for a Residence B District the front yard shall be the depth of twenty-five (25) feet or twenty-five per centum (25%) of the depth of the lot (whichever is less restrictive) but not less than twenty (20) feet in any case. However, these requirements are subject to such modifications as may be set forth in the following Sections under Title C of this Article.

SECTION 179. INFLUENCE OF EXISTING BUILDINGS ON DEPTH. Where a front yard of greater or less depth than specified in Section 178 exists in front of dwellings standing on more than fifty per centum (50%) of the lot, the depth of the front yard shall be the depth of the front yard of any building subsequently erected on any of such lots shall not be less and need not be greater than the average depth of the front yards of such buildings, but this shall not be deemed to require in any Residence District a front yard of greater depth than thirty-five (35) feet or permit a less depth than twenty (20) feet in any case.

SECTION 180. EXCEPTIONS FOR SHALLOW LOTS. On any lot of record prior to the date this Ordinance becomes effective, having at any point a depth of less than one-hundred (100) feet, the required front yard depth at such point may be reduced to one-fifth (1/5) of the lot depth, but this shall not permit a less depth than fifteen (15) feet in any case.

SECTION 181. INCREASES IN DEPTHS FOR BUILDINGS EXCEEDING THIRTY-FIVE FEET HIGH. Where any part of a building is more than thirty-five (35) feet in height above the reference level, the depth of front yard, beginning at the thirty-five (35) foot height level, shall be so increased that no point on the lot shall be nearer to the front lot line in a Residence A or B District than its height above the reference level, but spires, towers, and similar parts of buildings occupying not more than ten per centum (10%) of the total building frontage may be exempted from this provision by the Board of Appeals, as specified in Section 45.

SECTION 182. EXCEPTIONS FOR SPECIFIED CASES. Reduction of the required minimum front yard in Residence A or B Districts to not less than fifteen (15) feet may be permitted by the Board of Appeals, after public notice and hearing as specified in Sections 46 and 46b where the reduction applies to an entire street or block or block on the same side of the street, or to all of a block, within a Residence A or B District, upon written request of the owners of not less than seventy-five per centum (75%) of the frontage affected, provided that such reduction is compensated for by increased open spaces at the side or rear of the lots to which it applies.

TITLE D—SIDE YARD REQUIREMENTS AND REGULATIONS IN RESIDENCE DISTRICTS.

SECTION 183. GENERAL RULE FOR SIDE YARD WIDTH. In a Residence District there shall be a side yard on each side of every lot, subject to such modifications as may be set in the following Sections under Title D of this Article. The minimum width of any one side yard shall be five (5) feet. Provided, that buildings heretofore erected on any lot of record at the time this Ordinance becomes effective which are less than five (5) feet in width may have a minimum side yard of three (3) feet and the total width of both side yards on any lot shall not be less than twelve (12) feet in a Residence A District; provided further, that the distance between the principal structures on adjoining lots shall not be less than ten (10) feet in any case.

SECTION 184. EXCEPTIONS FOR NARROW LOTS. On any lot of record at the time this Ordinance becomes effective and having a width in any point of less than forty (40) feet, the required total width of side yards may be reduced at such point to one-fifth (1/5) of the lot width, but this shall not permit a width for any side yard at any point of less than three (3) feet.

SECTION 185. DORMITORIES, CONVENTS OR SIMILAR BUILDINGS accessory and/or incidental to a school, college, church, temple, library, or art gallery when located on the same lot therewith or on one contiguous or opposite thereto, shall have the side yards as specified in this Section, but the minimum width specified in Section 183 that the total width of both side yards shall not be less than an additional six (6) feet for each group of five (5) persons, or fraction of five (5) persons, intended to be housed thereon. No side yard shall be less than one-third (1/3) of such total width, except that the greatest width required for any one side yard shall not exceed forty (40) feet.

SECTION 186. PLACES OF PUBLIC ASSEMBLY. On a lot occupied by a building other than a dwelling, which is intended or used as a place of assembly, each side yard shall be so increased that the seating capacity of the largest auditorium or assembly hall contained therein shall not be more than one-hundred (100) persons, but this one-hundred (100) persons shall be based on the seating capacity of the largest auditorium or assembly hall contained therein, but this one-hundred (100) persons shall be based on the seating capacity of the largest auditorium or assembly hall contained therein, but this one-hundred (100) persons shall be based on the seating capacity of the largest auditorium or assembly hall contained therein.

SECTION 187. BUILDINGS EXCEEDING THIRTY-FIVE FEET IN HEIGHT. Where any part of a building is more than thirty-five (35) feet in height above the reference level, the width of any side yard opposite such part, beginning at the thirty-five (35) foot height level, shall be so increased that no point on such building is nearer to a side lot line in a Residence District than its height above the reference level, but spires, towers, and similar parts of buildings occupying not more than ten per centum (10%) of the total building side wall area shall be exempted from this provision by the Board of Appeals as specified in Section 45.

SECTION 188. SIDE YARDS ON STREET SIDE OF CORNER LOTS. Where a corner lot is so situated that there is adjoining it at its rear an interior lot on a side street, the side yard along the side street shall be treated as a front yard and its depth determined by the provisions of Section 178. If, however, there is no such adjoining interior

lot, the width of the side yard along the side street shall be governed by the provisions for side yards contained in this Section, except that such side yard may not be omitted or reduced to less than fifteen (15) feet in width.

TITLE E—REAR-YARD REQUIREMENTS AND REGULATIONS IN RESIDENCE DISTRICTS.

SECTION 189. GENERAL USE FOR REAR YARDS. In any Residence District there shall be a rear yard on every lot, the depth of which shall not be less than twenty-five (25) feet for a one (1) story building and shall be increased by four (4) feet for each additional story except that on a lot which is a corner unit held under separate title and distinct ownership from adjoining lots and of record at the time this Ordinance becomes effective, the depth of rear yard may be reduced if necessary to such an extent only as will permit a building depth of thirty (30) feet; provided, that in such cases the rear yard will never be less than fifteen (15) feet.

SECTION 190. REAR YARDS ADJUTING UPON A STREET. Where the rear of a lot abuts upon a street, the depth of rear yard shall be increased if necessary to conform to the requirements for front yards on such rear street as specified in Section 178.

TITLE F—COURTS IN RESIDENCE DISTRICTS.

SECTION 191. In any Residence District the requirements and dimensions for all outer courts and all inner courts shall be the same as those specified under Title F of Article XI for outer courts and inner courts in a Commercial District.

ARTICLE IX—APARTMENT DWELLINGS AND APARTMENTS.

SECTION 192. GENERAL. With the approval of the Board of Appeals apartment dwellings may be erected only within the district indicated on the Zoning Map for that purpose; provided, however, that no apartment dwelling shall be erected in a district unless it conforms to the specifications and regulations provided for in this Article.

SECTION 193. THE HEIGHT shall not exceed three (3) stories nor more than fifty (50) feet from the reference level except that towers and spires and similar parts of such buildings may be erected to a greater height, when permitted by the Board of Appeals as provided in Section 45.

SECTION 194. The land upon which apartment dwellings are erected or situated must have one (1) acre of open space for each two (2) square feet of gross floor area of all buildings, which shall include the gross floor area of the principal structure together with that of any accessory buildings, but shall not include the gross floor area of the area. The minimum open spaces herein required, which must not be covered by buildings or parking spaces of automobiles, shall be used only for playground or recreational purposes and for the growing of trees, shrubs, or other plants, except that a reasonable and/or necessary part of such area may be used for driveway purposes.

SECTION 195. PARKING SPACE TO BE PROVIDED. There must be provided or definitely assured parking space for the automobiles, belonging to tenants, of sufficient area, as to provide adequate space for the parking of not less than the equivalent of one (1) automobile for each apartment. Such space must be part of the service and one of the privileges included with the rental of each apartment. Such parking spaces may not be sublet by a tenant if it causes the tenant thereby to use the public streets and highways for the parking of an automobile for more than five (5) hours consecutively. Such parking space may be provided in any accessory building, or an open air parking space may be provided, but open air parking space shall not encroach upon the required minimum open spaces as specified and provided in this Article. If the lot upon which the apartment is situated is not sufficient to provide parking space as herein provided for, additional land for such purpose must be acquired by the owner of the lot, but it need not be immediately adjacent to the lot upon which the apartment is situated, but must be within a reasonable distance and in no case shall the owners or operators or managers of apartments and their tenants depend upon the use of public streets and highways for parking spaces. And, in no case shall any court or minimum required open space be used as a regular parking area.

SECTION 196. INNER COURTS for apartment dwellings will not be permitted.

SECTION 197. OUTER COURTS must be not less than fifteen (15) feet wide for one (1) story buildings, eighteen (18) feet wide for two (2) story buildings, and twenty-four (24) feet wide for three (3) story buildings. The length of an outer court shall never be greater than five (5) times its width.

SECTION 198. There shall be a FRONT YARD which must be not less than twenty-five (25) feet excluding porches open or enclosed, only open and uncovered terraces may extend into a front yard.

SECTION 199. There shall be SIDE YARDS along each side lot line and on each side of the building which must be not less than ten (10) feet for one story buildings; for buildings higher than one story each side yard must not be less than the minimum specified in this section and, there shall be an additional four (4) feet for each story above the first story.

SECTION 200. There shall be a REAR YARD which must be not less than thirty (30) feet from rear lot line; and, if the rear yard abuts a street it shall be considered a front yard and the minimum depth shall be as provided in Section 198 for front yards for apartment dwellings.

SECTION 201. If there be any STEPPED BACKS to the lot, the ratio of not less than one (1) foot horizontally to two (2) feet vertically.

SECTION 202. The minimum floor area per apartment exclusive of closets, halls and corridors shall be not less than one hundred and fifty (150) square feet; And, at least one (1) room must have a floor area of not less than one hundred and forty-four (144) square feet.

SECTION 203. CUBICAL CONTENT. Every apartment shall contain not less than eight-hundred (800) cubic feet of usable space exclusive of halls, corridors, and closets for each person intended to be housed therein.

SECTION 204. Open or lattice enclosed fire escapes, fire-proof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3 1/2) feet and the ordinary projection of chimneys and flues may be permitted by the Building Inspector in open areas where the same are so placed as not to obstruct light and ventilation.

SECTION 205. The height, open space, and area regulations excepting to the height, open space, and area regulations provided for in this Ordinance for any district which happens to lie within the boundaries of the Apartment Dwellings District. Building other than apartment dwellings, and which are in any Commercial or an Industrial District and which are not apartments or dwellings primarily, may be used in part for dwelling purposes under the following conditions:

SECTION 206. No parts of such buildings below the second story may be used for dwelling purposes and in no case no part of such buildings less than twelve (12) feet above the reference level may be so used.

SECTION 206. All rooms in any group of rooms (except halls, corridors, closets and kitchenettes) used as a single dwelling unit or apartment in such buildings must have at least two (2) outside window opening onto a street or court or other outside area; and, at least one (1) such principal room must have at least one (1) outside window in each of two (2) opposite walls or one (1) outside window in each of two (2) walls at right angles to each other.

SECTION 206. Hot and cold water must be provided for use in a Residence District and in buildings less than two (2) stories high. Adequate heat must be provided from a central source within the building or elsewhere, but in no case shall any room or rooms used for dwelling purposes or intended to be so used be heated solely by means of coal or wood stoves maintained and operated by the tenants.